

Attachment 2: Cannabis Manufacturing Policy Matrix
City Council - July 25, 2016

Policy Question	Regulation Options <i>Beginning with most stringent option and concluding with the least stringent option, underlined options reflect those recommended by the Public Safety Committee.</i>	Public Safety Committee Recommendation
Zoning and Permitting: In which zoning districts should cannabis manufacturing be permitted?	Require either a <u>Use Permit</u> , Minor Use Permit, or no discretionary permit; <u>Allow only in industrial districts</u> or allow in industrial and commercial districts.	Revise Table 2-10 of ILUDC Section 18.24.030, adding a cannabis manufacturing use, and allowing the new use in both the IL and IH zoning districts with an approved Use Permit.
Proximity to Sensitive Uses: Should cannabis manufacturing uses be prohibited within certain distances of sensitive uses (churches, schools, hospitals, etc.)?	Prohibit within specified distance of sensitive uses, prohibit adjacent to sensitive uses, <u>identify sensitive uses and determine the potential for impacts on a case-by-case basis</u> , or disregard proximity to sensitive uses.	During review of a cannabis manufacturing Use Permit, identify any church, school, park, day care, hospital, non-profit organization or residential use within 200 feet of the proposed use. The information would be used by the review authority (Planning Commission if a Use Permit is required) to determine the suitability of the project's proximity to these uses, and place conditions of approval on the use permit to mitigate any impacts.
Use Restrictions: Should a cannabis manufacturing ordinance limit accessory uses in association with the industrial use?	<u>Prohibit accessory uses</u> (retail on site, etc.), or allow accessory uses.	Any cannabis manufacturing ordinance should prohibit accessory retail or services uses in association with the industrial use.
Exterior Restrictions: Should a cannabis manufacturing ordinance limit outdoor displays or signage?	<u>Prohibit exterior evidence of a cannabis business</u> , or allow signage and display of a cannabis business.	Any cannabis manufacturing ordinance should prohibit such uses from displaying any exterior evidence of a marijuana business. Applicants for cannabis manufacturing uses should be required to submit elevations and sign plans to ensure consistency with this requirement.
Odor: How should a cannabis manufacturing ordinance regulate odor associated with the industrial use?	Create specific standards restricting cannabis odors more stringently than other industrial odors, <u>require submission of an odor control plan for City review</u> , or utilize existing standards for odor emissions as they apply to all land uses.	A cannabis manufacturing ordinance should reiterate the odor requirements as they apply to all uses (Section 18.30.080(J)), and replicate the requirements as they apply to cultivation uses. Applicants for cannabis manufacturing Use Permits should submit an odor control plan, which may include an odor absorbing ventilation and exhaust system to demonstrate how the business will comply with the requirement.

<p>Security: What should a cannabis manufacturing ordinance include to ensure adequate security is provided for these industrial uses?</p>	<p>Create specific standards for the security of all cannabis manufacturing uses, or <u>require the submission of a security plan for City review.</u></p>	<p>A cannabis manufacturing ordinance should include in its application requirements a provision requesting the applicant submit a security plan that addresses the following:</p> <ol style="list-style-type: none"> 1. How the project is consistent with the requirements of MMRSA 2. How the project is consistent with the City's cannabis manufacturing ordinance 3. A security plan ensuring the safety of employees and visitors from criminal activity, including theft and unauthorized entry 4. A diagram illustrating the use and coverage of security cameras, security lighting, and necessary access restrictions 5. A floor plan clearly illustrating the purpose and security of each room or area of operation <p>These submission items would be reviewed to the satisfaction of City staff, specifically the Police Department. No Use Permit application for a cannabis manufacturing business would be approved without approval of the security plans by the Police Department.</p>
<p>Manufacturing Operations: What should a cannabis manufacturing ordinance include to ensure proper operation of the manufacturing operation?</p>	<p>Create specific standards for the operation of all cannabis manufacturing uses, <u>require an detailed plan for review by referral agencies</u>, or request information as necessary by referral agencies.</p>	<p>The application submission requirements for a cannabis manufacturing use should include detailed information on the business' operation, specifically:</p> <ol style="list-style-type: none"> 1. Security procedures (see security discussion above) 2. Detailed operating procedures, which should include how the business will comply with MMRSA, safety and quality assurances, record keeping procedures, and product recall procedures 3. Proposed hours of operation 4. Solid waste disposal plan, with certification that waste transport entities and disposal facilities have agreed to haul and receive the solid waste produced by the cannabis manufacturing 5. Product supply chain information (cultivation, testing, transportation, packaging and labeling) 6. Odor prevention plan (see odor discussion above) 7. Other information as required by the Director as necessary to ensure the project's compliance with local, state and federal regulations.

<p>Infrastructure: How should a cannabis manufacturing ordinance address water and sewer usage and impacts?</p>	<p>Create specific standards for water and sewer usage, or <u>utilize existing standards during the project review process.</u></p>	<p>A cannabis manufacturing ordinance should not specifically address water and sewer usage and impacts, and instead rely on existing standards as they apply to all development.</p>
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